

Golden Visa Step by Step Procedure

Investment – Real Estate purchase with minimum amount of 500.000€

Step 1 - Visit to Portugal / Investment and documentation

- ✓ The Investor comes to Portugal, chooses the property and signs the reservation agreement;
- ✓ The Investor signs the POA required for the purchase of the real estate;
- ✓ The Investor opens a Portuguese bank account – Signs all bank account documents and also the forms for the health insurance. A representative from the bank will be at the law firm to facilitate the process.

Step 2 - Purchase of real estate

- ✓ The Law office prepare all documentation required for the purchase deed;
- ✓ After transferring the full amount necessary for the purchase of the real estate to the Portuguese bank account, the Investor signs and sends a bank order to the bank (which we can draft) requesting the transfer of the due amount to pay taxes, notary and a bank check for the payment to the real estate seller;
- ✓ The Law office schedule the deed with all stakeholders;
- ✓ Lawyer sign the deed and do all necessary registries;
- ✓ The documents proving the ownership of the real estate and the bank declaration (proving the transfer and payment of the real estate) will be ready in about 2/ 3 weeks after the deed.

Step 3 – Application for Golden Visa in SEF (Foreigns and Services Affairs)

- ✓ After having the proof of investment (registries of the property and bank declaration) Law office can initiate the application at SEF;
- ✓ The Investor comes to Portugal and signs POAs and declarations required for Golden Visa in Law office (Should the Investor intends to apply for familiar reunification for spouse, he/she must also come in order the sign the due documentation. Children do not need to sign any documentation, but they should come to collect the biometrics in SEF);
- ✓ The investor must bring (or send afterwards) all documentation required from her/his country and Law office will provide all documentation required from Portugal;
- ✓ After the submission of all documents, Law office will request for the approval of the application.

Step 4 – Approval of the application

- ✓ Notwithstanding being set forth a period of 3 months for the approval, SEF is taking longer to conclude the applications due to large number of requests for Golden Visa. On average it takes about 6/7 months for the approval to be issued by SEF;

- ✓ Law office receive the communication of approval and request for payment of the approval fees;
- ✓ After the payment, SEF will issue the Golden Visa card which takes about 4 weeks to be ready.